

PEDREGAL POINTE FOR LEASE

3145 E Chandler Boulevard - Phoenix, Arizona 85048



PROPERTY HIGHLIGHTS

- Neighborhood Retail Available in Affluent Ahwatukee Neighborhood
- Resurfaced parking lot, new lighting and signage
- Monument Signage Available Along Chandler Blvd.
- High Household Incomes (\$158,904 w/in 3 mile radius)
- Convenient Access to Both the Loop 202 and I-10 Freeways

AVAILABILITY:

Suite 106: **±1,890 SF**
Suite 107: **±1,500 SF**
Suite 112&114: **±3,740 SF**

LEASE RATE:

Call for Pricing

SIZE:

18,060 SF

YEAR BUILT:

2000

ZONING:

C-2

PARKING:

6/1,000 SF

CROSS STREETS:

32nd St & Chandler Blvd (28,049 VPD)

PARCEL NUMBER

301-70-004V

TENANT SITE PLAN



101	
102	KUMON
104	VERBENA, THE SALON
106	±1,890 SF AVAILABLE
107	±1,500 SF AVAILABLE
108	NAIL SALON
109	REFLEXOLOGY
110	The UPS Store 
112&114	±3,740 SF AVAILABLE
116	THE POSH REVIVAL

FOR LEASE: PEDREGAL POINTE - PHOENIX

PROPERTY PHOTOS

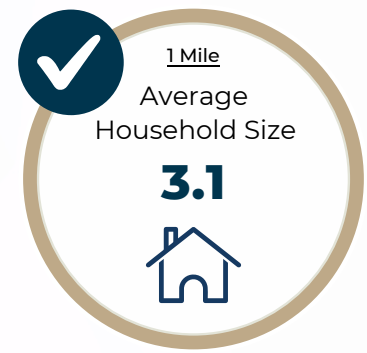
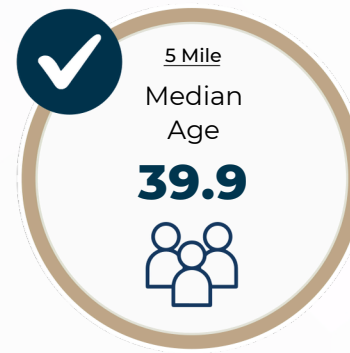


FOR LEASE: PEDREGAL POINTE - PHOENIX

AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,502	78,146	174,759
Estimated Population:	13,683	58,169	112,583
Average Household Income:	\$177,507	\$158,904	\$156,115
Median Age:	41.7	40.2	39.9
Average Household Size:	3.1	3.1	3.1
Total Annual Retail Expenditures:	\$340.19 M	\$1.4 B	\$2.74 B
Housing Units:	5,689	25,677	49,995
Total Households:	5,263	23,764	46,300
Total Employees:	2,301	19,977	62,176

